

Public Notice of Sale, Exchange, or Lease of Real Property Invitation for Bids Request for Offers and Proposals

Submission deadlines, introduction, background, and special considerations

Date	Time	Location	Activity
October 4, 2016			Public Notice of Sale, Exchange, or Lease- newspaper advertisement
October 18, 2016	9:00 AM	Allan Center 4900 Gonzalez Street Austin, TX 78702	Pre-Bid Conference Due Date for Questions Answered by October 25, 2016
October 20, 2016	10:00 AM	Allan Center 4900 Gonzalez Street Austin, TX 78702	Site tour – Allan Center
October 20, 2016	2:00 PM	Baker Center 3908 Avenue B Austin, TX 78751	Site tour – Baker Center
October 21, 2016	10:00 AM	Carruth Administration Center 1111 West 6 th Street Austin, TX 78703	Site tour – Carruth Administration Center
October 21, 2016	2:00 PM	Millett Opera House (a.k.a. Austin Club) 110 East 9 th Street Austin, TX 78701	Site tour – Millett Opera House
October 25, 2016	5:00 PM	See website below	Questions and Answers posted on website



October 26, 2016	10:00 AM	South side of Alpine Road, east of the intersection of Alpine Road and Woodbury Drive (adjacent to AISD Central Warehouse) Austin, TX 78704	Site tour – Central Warehouse vacant land
October 26, 2016	2:00 PM	4806 Trail West Drive Austin, TX 78735	Site tour – Trail West Drive vacant land
October 27, 2016	10:00 AM	Intersection of Doris Drive and Hathaway Drive (NW corner) Austin, TX 78751	Site tour – Doris Drive vacant land
October 27, 2016	2:00 PM	Intersection of US Hwy 183 and Loyola Lane (SW corner) Austin, TX 78723	Site tour – Loyola Lane vacant land
October 28, 2016	10:00 AM	South of East 51 st Street (adjacent to AISD Service center) Austin, TX 78723	Site tour – Service Center vacant land
October 28, 2016	2:00 PM	Southeast corner of Jackie Robinson Street and Tannehill Lane Austin, TX 78721 (adjacent to Norman Elementary School)	Site tour – Tannehill Lane vacant land
November 8, 2016	5:00 PM	See website below	Due Date for Questions Answered by November 15, 2016
November 15, 2016	5:00 PM	See website below	Questions and Answers posted on website
December 14, 2016	2:00 PM	See address below	Due date for bids, offers, and proposals at 2:00 PM CST
December 14, 2016	2:00 PM	Carruth Administration Center – Board Auditorium 1111 West 6th Street Austin, TX 78703	Bid Opening

- Questions must be submitted via e-mail to the contact person listed below. In the e-mail subject line, type: Questions, Sale, Exchange, or Lease
- Q & A and Addenda will be posted on our website:
<http://www.austinisd.org/contractandprocurement/advertised-bids-rfps>
- Your bid must be delivered in a **sealed envelope or carton** and received by the opening time and date listed. **Submit one (1) original, three (3) copies, and an electronic copy on a flash drive.**
- FAX, e-mail or other electronic bids **will not be accepted.**

Deliver Sealed Bids to:

**Austin ISD
Contract & Procurement Services
1111 West 6th Street
Building A, Suite 330
Austin, TX 78703**

Contact:

James Sessions
Director,
Contract & Procurement Services
512-414-2204
james.sessions@austinisd.org

I. Introduction

The Board of Trustees of the Austin Independent School District (herein after referred to as "AISD" or the "District") has authorized this Request for Proposals/Bids for the repurposing, sale, lease (both short- and long-term) or exchange for other land for the following ten identified properties:

1. Allan Center (see Section III, Special Considerations);
2. Baker Center (see Section III, Special Considerations);
3. Carruth Administration Center (see Section III, Special Considerations);
4. Millett Opera House (see Section III, Special Considerations);
5. Vacant Land adjacent to the Central Warehouse property;
6. Vacant Land located on Doris Drive;
7. Vacant Land located on Loyola Lane;
8. Vacant Land adjacent to the Service Center property;
9. Vacant Land located on Tannehill Lane; and,
10. Vacant Land located on Trail West Drive

The Board's intent is to allow the District to receive a variety of proposals/bids including those for creative and innovative development options that might have not been considered otherwise, and that bring value to the District.

The Board has also expressed interest in understanding the market feasibility for possible partnerships (public, private and non-profit) that accomplish the following:

- Expand academic offerings available to students;
- Support efforts to increase the availability of affordable housing, especially for District employees and families with children;
- Consider District administrative space and design needs; and,
- Are fiscally advantageous for the District and provide one-time or preferably recurring revenue for the District

For each of the ten identified properties, AISD will accept both:

- A. Proposals** for repurposing, short-term lease (less than ten years), partnership or other open-ended option designed to attract creative and innovative ideas for the use of the properties;

AND

- B. Bids** for purchase, long-term leases (ten years or more) or exchange for other land.

Proposers whose goal is to submit a **Proposal** for repurposing, short-term lease, partnership or other open-ended option for one or more of the properties should complete the **Proposal Package** provided for each property.

Proposers whose goal is to submit a **Bid** for the purchase, long-term lease or exchange for other property for one or more of the properties should complete the **Bid Package** provided for each property.

II. Background

The Austin Independent School District is a diverse, urban public school district located in Travis County in Central Texas. Austin ISD covers 230 square miles, serves over 83,000 students and employs approximately 11,800 staff. The district has 130 school programs (within 115 AISD facilities), including 85 elementary schools, 18 middle schools, 17 high schools, and 10 specialty campuses. In addition, the district has 14 support and athletic facilities, and currently leases three office spaces to house support staff.

The Board of Trustees adopted a Facility Master Plan on June 16, 2014, that guides the development of future capital improvements and supports planning for future bond elections. The FMP is reviewed on a two year cycle, and is viewable at:

http://www.austinisd.org/sites/default/files/dept/fbpac/docs/FMP_6-17-14.pdf.

The Facilities and Bond Planning Advisory Committee (FABPAC) is a board-appointed committee that is "to evaluate capital improvement needs of the district and to provide recommendations to the Board of Trustees on long-range facilities planning; amendments to the Facility Master Plan; and the scope of work and timing of future bond programs." Information on the FABPAC can be found by visiting <http://www.austinisd.org/advisory-bodies/fbpac>.

As part of their work, the FABPAC has been asked to review the portfolio of District real estate assets and to make recommendations on the repurposing, lease, sale or exchange of District properties.

III. Special Considerations

AISD requires that any Proposal or Bid for the Allan Center, Baker Center, Carruth Administration Center or the Millett Opera House include the following special considerations:

- A. Allan Center
 - 1. To include community input being of prime importance at that facility, both of the partners who are currently housed there and also the community surrounding the Allan Center;
 - 2. The assurance that no present services would be discontinued, in light of how the community has had a desire for these programs;
 - 3. The assurance that there would be no interruption of services, since they rely on the use of that space for the services that they provide to our community and to our district; and
 - 4. The honoring of the history of Allan Junior High, Allan Elementary, and now the hub of early education and other non-profit activity occurring there.
 - 5. A list of the Use Agreements affecting portions of the Allan Center as of the date of this Proposal/Bid Package and copies of such Use Agreements are attached to both the Allan Center Proposal and Bid Packages.
- B. Baker Center
 - 1. The provision to lease back to AISD following the execution of the proposal or bid for a two-year term, with the right to extend the term for two additional one-year terms. Terms and conditions are set forth in the form of Lease Agreement attached to both the Baker Center Proposal and Bid Packages.
- C. Carruth Administration Center
 - 1. The provision to lease back to AISD (save and except the Residential Units) following the execution of the proposal or bid for a two-year term, with the right to extend the term for two additional one-year terms. Terms and conditions are set forth in the form of Lease Agreement attached to both the Carruth Administration Center Proposal and Bid Packages.
 - 2. To include the rights of tenants under unrecorded written leases covering the residential apartment units located on Floors 2 - 4 of Building E of the Property (collectively, the "Residential Units"). A summary of rent roll of the leases affecting the Residential Units are attached to both the Carruth Administration Center Proposal and Bid Packages.
- D. Millett Opera House
 - 1. The property is subject to the Lease Agreement dated October 8, 1979, between AISD as lessor and The Austin Club as lessee, recorded in Volume 6755, Page 1971 of the Deed Records of Travis County, Texas, as amended by that certain First Addendum to Lease Agreement dated August 14, 1980, recorded in Volume 7111, Page 2108 of the Deed Records of Travis County, Texas (as amended, the "Austin Club Lease").
 - 2. AISD will assign its interest in the Austin Club Lease at the execution of the proposal or at the closing of the sale of the Property. Additional details of other applicable terms and conditions of the sale of the Property are contained in both the Proposal and Bid Packages.

Proposers whose goal is to submit a **Proposal** for repurposing, short-term lease (less than ten years), partnership or other open-ended option for one or more of the properties should complete the **Proposal Package** provided for each property.

Proposers whose goal is to submit a **Bid** for the purchase, long-term lease (more than ten years) or exchange for other property for one or more of the properties should complete the **Bid Package** provided for each property.